

(DC1} Site Specific Development Control Provision  
Part IV Edmonton Zoning Bylaw

Section DC1

Bylaw XXXXX Month DD, YYYY

DCI.XXX.1. General Purpose

To establish a Site Specific Development Control District to support a campus-style development primarily supporting extended medical treatment services that integrates well with the community. Supportive and complementary uses such as housing and a limited range of retail uses and community uses are included. Specific development regulations will ensure a high quality development compatible with the adjacent residential and non-residential land uses.

DC1.XXX. 2. Area of Application

This DC1 District shall apply to \_\_\_\_\_ as shown on Schedule "A" [Need to update to Stewart Greens info when subdivision is completed and the bareland strata titles]

DCI.XXX.3. Uses in Area A

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs
- d. Childcare Services
- e. Community Recreation Services
- f. Convenience Retail Stores
- g. Drive-in Food Services
- h. Extended Medical Treatment Services
- i. Government Services
- j. Group Homes
- k. Health Services
- l. Indoor Participant Recreation Services
- m. Limited Group Homes
- n. Lodging Houses
- o. Minor Home Based Business
- p. Personal Service Shops
- q. Professional, Financial, and Office Support Services
- r. Religious Assembly
- s. Residential Sales Centre
- t. Restaurants
- u. Row Housing
- v. Specialty Food Services
- w. Stacked Row Housing
- x. Urban Gardens
- y. Fascia On-premises Signs
- z. Freestanding On-premises Signs

- aa. Projecting On-premises Signs
- bb. Temporary On-premises Signs

DCI.XXX.3. Uses in Area B

- a. Apartment Housing
- b. Childcare Services
- c. Duplex Housing
- d. Group Homes
- e. Limited Group Homes
- f. Lodging Houses
- g. Minor Home Based Business
- h. Residential Sales Centre
- i. Row Housing
- j. Semi-detached Housing
- k. Stacked Row Housing
- l. Urban Gardens

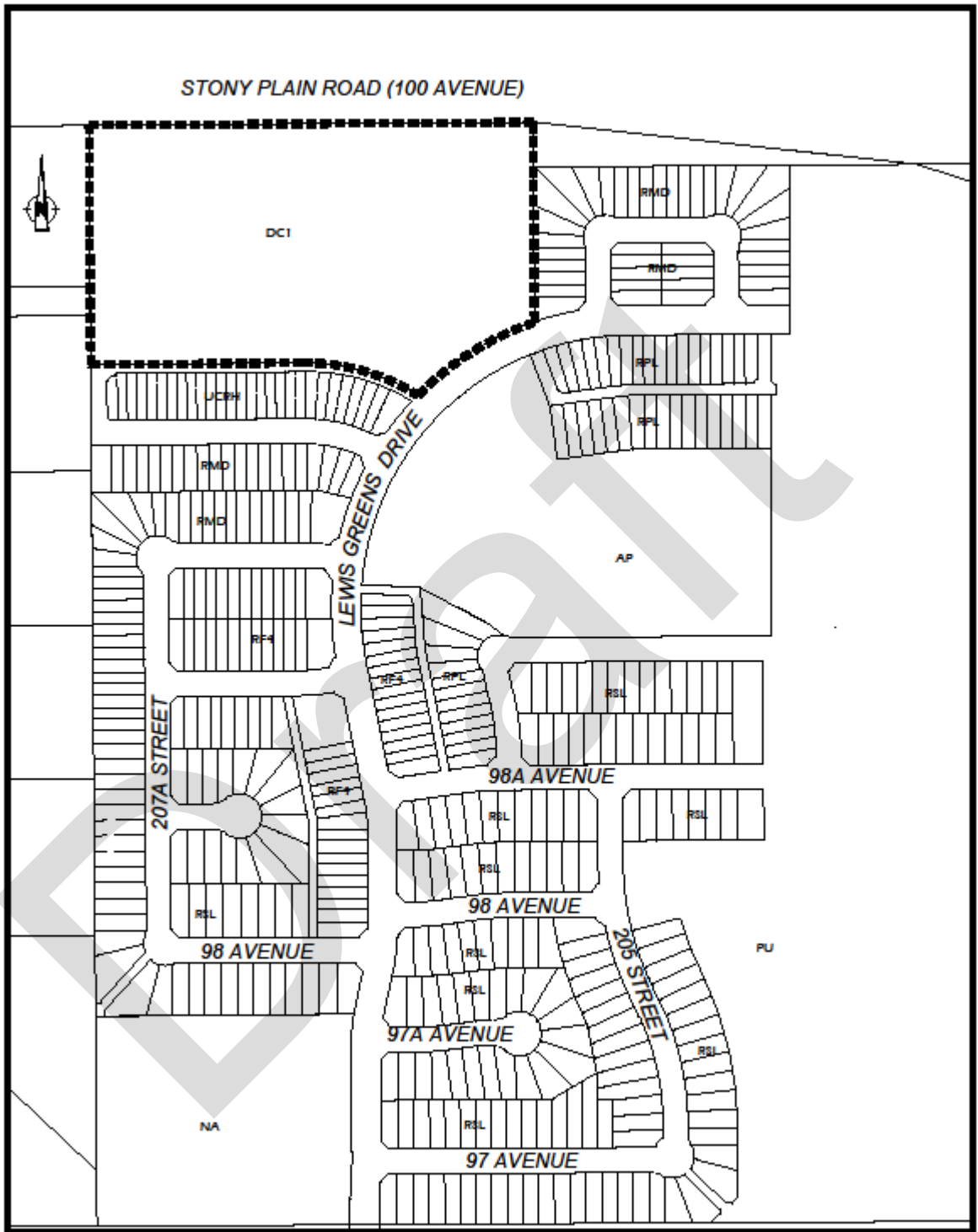
DCI.XXX.4. Development Criteria

- a. The number of continuing care beds associated with an Extended Medical Treatment Services facility shall be limited to 720 beds.
- b. The number of units for residential development in Area B shall be limited to 350 units.
- c. The maximum floor area ratio shall be 2.0
- d. The building Height in Area A shall not exceed 35 metres.
- e. The building Height in Area B shall not exceed 14 metres
- f. The minimum Yard along the south property line shall be 6 metres.
- g. The minimum Yard located along the north property line (adjacent to Highway 16A) shall be 3 metres. Parking will not be permitted in this yard and will consist of the sound berm and fire access. The berm will be centered on the property line.
- h. The minimum Yard on the west property line shall be 6 metres for buildings up to 12 metres in height. This yard will be a minimum of 10 metres for buildings over 12 metres in height.
- i. The minimum Yard on the east property line shall be 6 metres. An additional one metre Setback or Stepback will be required for each one metre in height over 12 metres.
- j. No parking shall be permitted in a required Yard except where accessed from a public lane.
- k. To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, detailed landscaping plans shall be submitted to the Development Officer at the time of application for the Development Permit. Landscaping shall generally conform to Section 55.3 of this Bylaw.
- l. The Development Officer shall require, as a condition of occupancy, an inspection of the development by a Development Officer identifying development permit deficiencies. If any deficiencies are identified, the owner will provide an irrevocable letter of credit in the amount of 100% of estimated cost of addressing the deficiencies, with the conditions of the security being that:
  - i. if the deficiencies are not completed in accordance with the provisions of this District and the Development Permit, within one year of the inspection of the development, then the amount fixed shall be paid to the City, for its use absolutely; and


- ii. the Development Officer shall not release the letter of credit until an inspection of the site has demonstrated that all deficiencies have been addressed.
- m. Access and egress will be restricted to adjacent public roadways, to the satisfaction of Transportation
- n. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw
- o. A minimum amenity area of 4 square metres per Dwelling shall be provided.
- p. Bars and Neighbourhood Pubs shall have a maximum capacity of 200 occupants and 240 m<sup>2</sup> of public space.
- q. Community Recreation Services, Health Services, Indoor Participant Recreation Services, Religious Assembly, and Restaurant uses shall only be developed in conjunction with Extended Medical Treatment Services.
- r. Drive-in Food Service shall be limited to a single use on the site.
- s. Lodging Houses shall be developed in accordance with Section 76 of the Zoning Bylaw.
- t. Minor Home Based Business shall be developed in accordance with Section 74 of the Zoning Bylaw.
- u. Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.
- v. The following regulations shall apply to Convenience Retail Stores and Personal Service Shops uses:
  - i. the gross floor area of each individual use shall not exceed 275 square metres;
  - ii. these uses shall not be permitted in any freestanding structure separate from a building containing either residential or Extended Medical Treatment Services uses.
  - iii. Loading, trash collection and service areas shall be located, constructed and screened from the adjacent residential areas to the satisfaction of the Development Officer.
  - iv. Any exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development and the intensity of illumination shall not extend beyond the boundaries of the site.
- w. Signs may be allowed in this District in accordance with Section 59 and in accordance with the general provisions of Schedule 59H of the Zoning Bylaw, except that the Development Officer may allow additional identification and on-site directional signs, which in his opinion, would be consistent with the scale and character of the development and would not prejudice the amenities of the surrounding residential neighbourhood.
- x. The design and finishing of the development shall be to the satisfaction of the Development Officer having regard to achieving a compatible relationship with the adjacent residential development ensuring a high standard of appearance when viewed from adjacent public roadways, and as follows:
  - i. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from the adjacent residential areas;
  - ii. the roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers or steeples and be finished in metal or with wood shakes or asphalt shingles, clay tiles or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;
  - iii. the predominant exterior finishing materials shall consist of siding, brick, stucco, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with the adjacent residential areas;

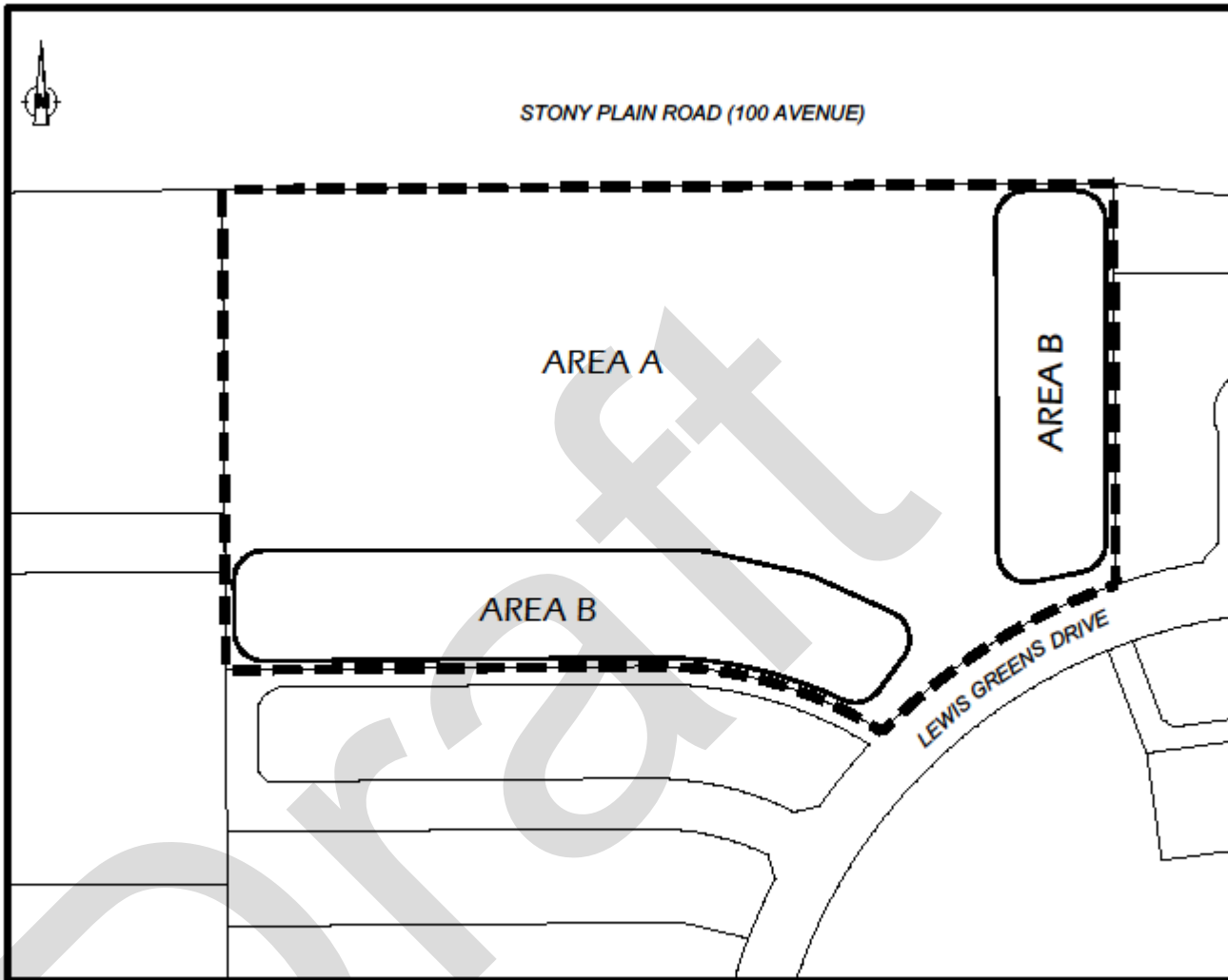
- iv. all exposed sides of the buildings and the roofs shall be finished in a consistent harmonious manner; and
- v. the location of roof-top mechanical equipment, exhaust fans and other potential sources of excessive noise shall not be located adjacent to or in close proximity to the existing or planned residential uses.
- y. Parking requirements shall be provided in accordance with Section 54.2 Schedule 1 referencing Supportive Community Provisions.
- z. A Pedestrian Circulation Plan shall be provided that demonstrates strong pedestrian connections and accessibility elements to the satisfaction of the Development Officer.

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Schedule "A"

 DC1 - Site Specific Development Control



Schedule "B"

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